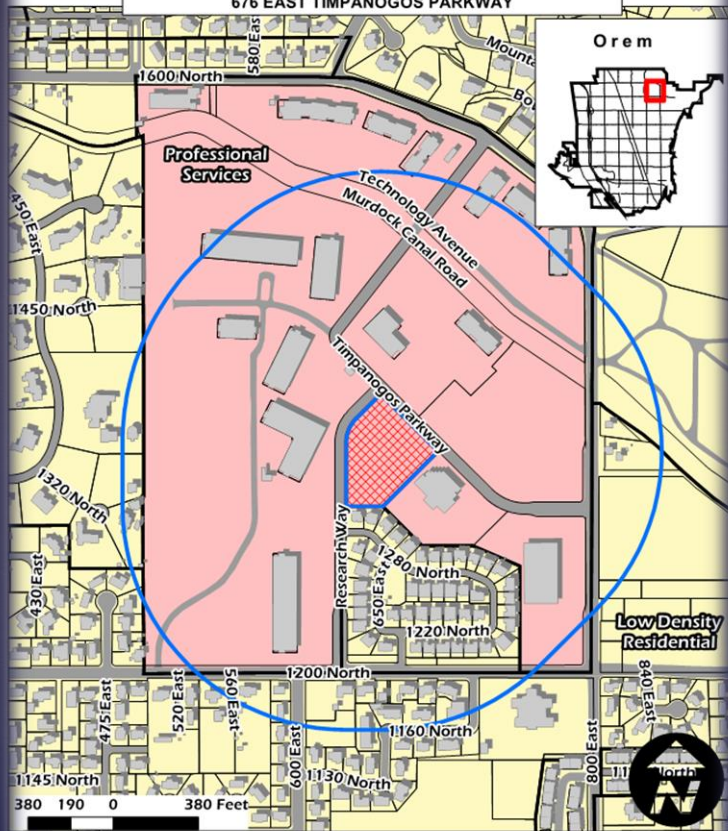


{ PUBLIC HEARING – Amending the General Plan land use map by changing the designation from Professional Services to Low Density Residential and amending Section 22-5-3(A) and the zoning map of Orem City by changing the zone from PD-6 to PRD (Planned Residential Development) on 3.02 acres at 676 East Timpanogos Parkway



Strawberry Fields PRD Rezone

676 EAST TIMPANOGOS PARKWAY



Legend

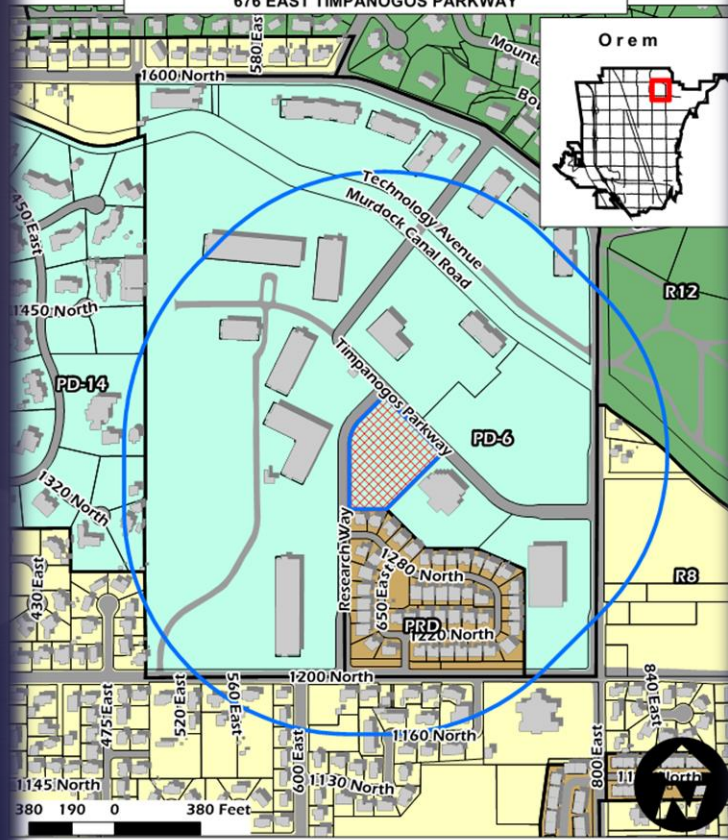
- 1000' notification boundary
- Strawberry Fields
- Parcels

Strawberry Fields
PD-6 zone
3.02 acres

NIA CONTACT:
Canyon View
Stewart Cowley

Strawberry Fields PRD Rezone

676 EAST TIMPANOGOS PARKWAY

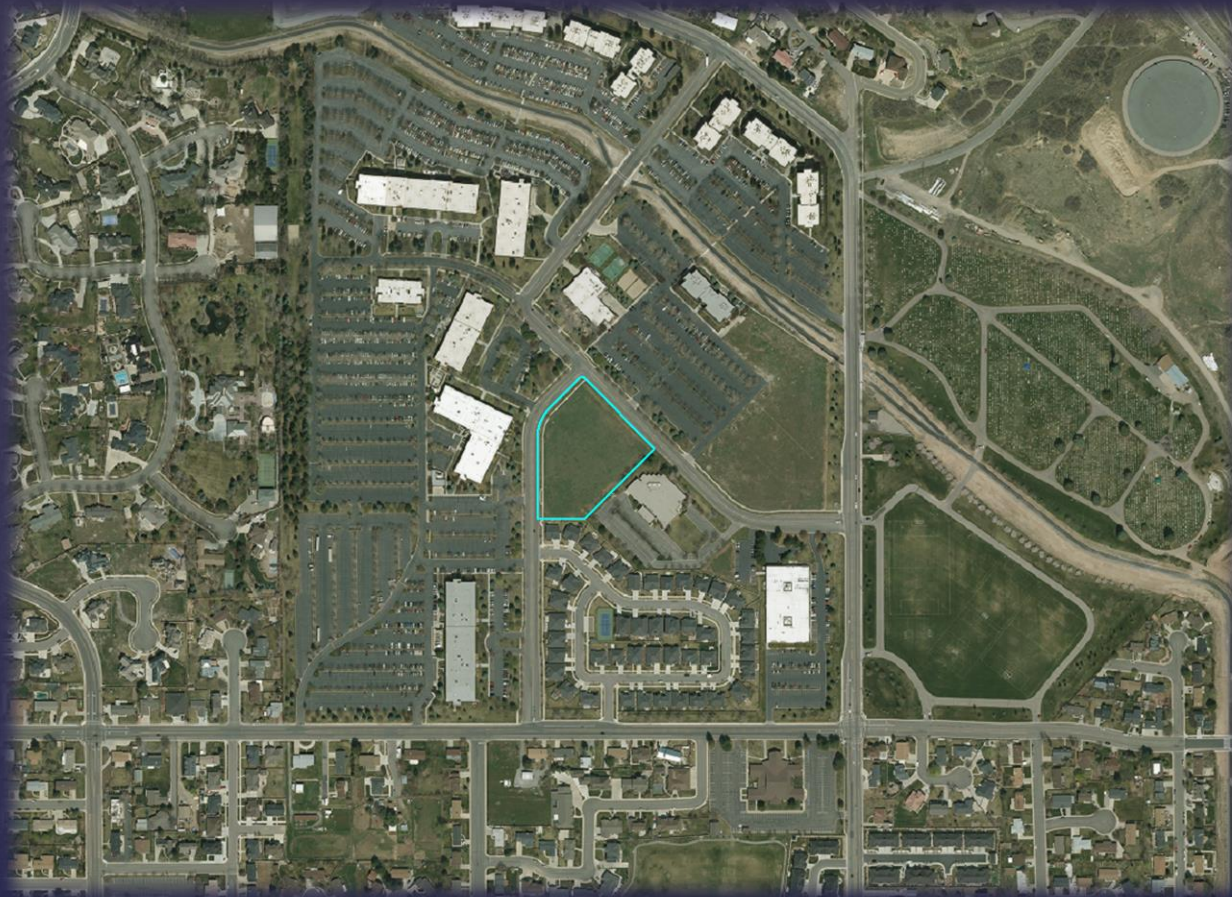


Legend

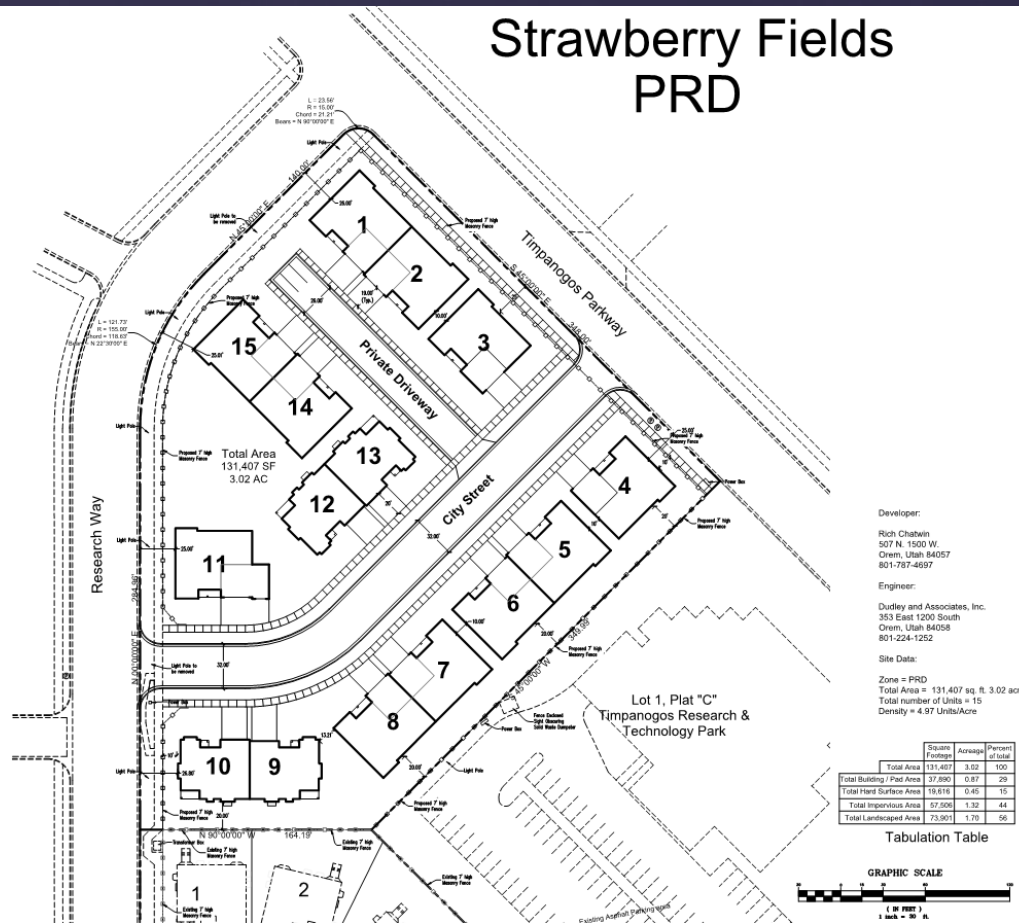
- 1000' notification boundary
- Strawberry Fields
- Parcels

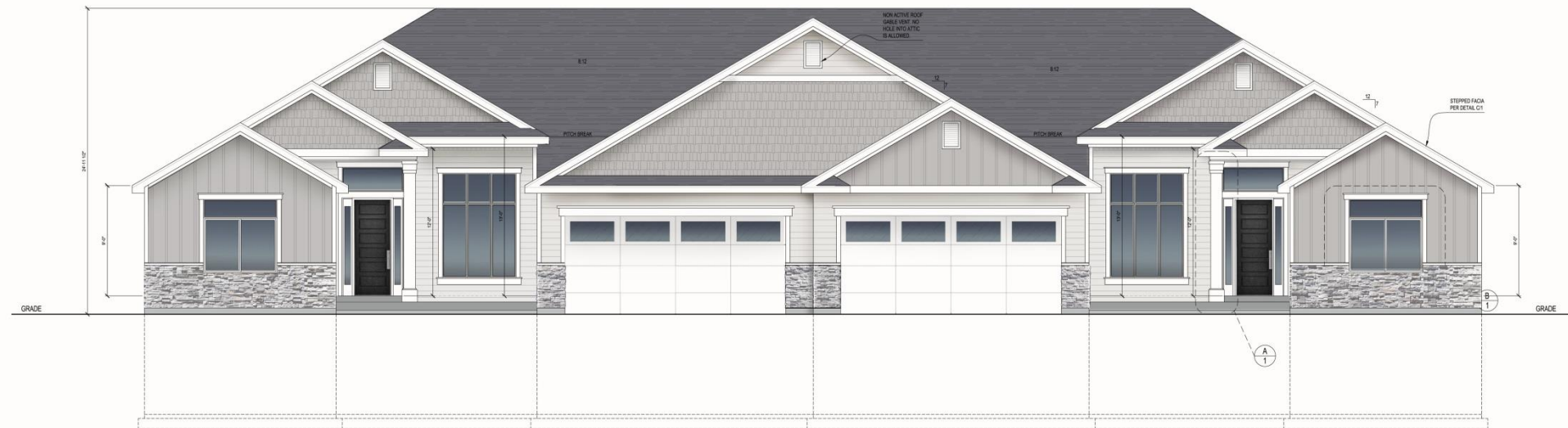
Strawberry Fields
PD-6 zone
3.02 acres

NIA CONTACT:
Canyon View
Stewart Cowley



Strawberry Fields PRD

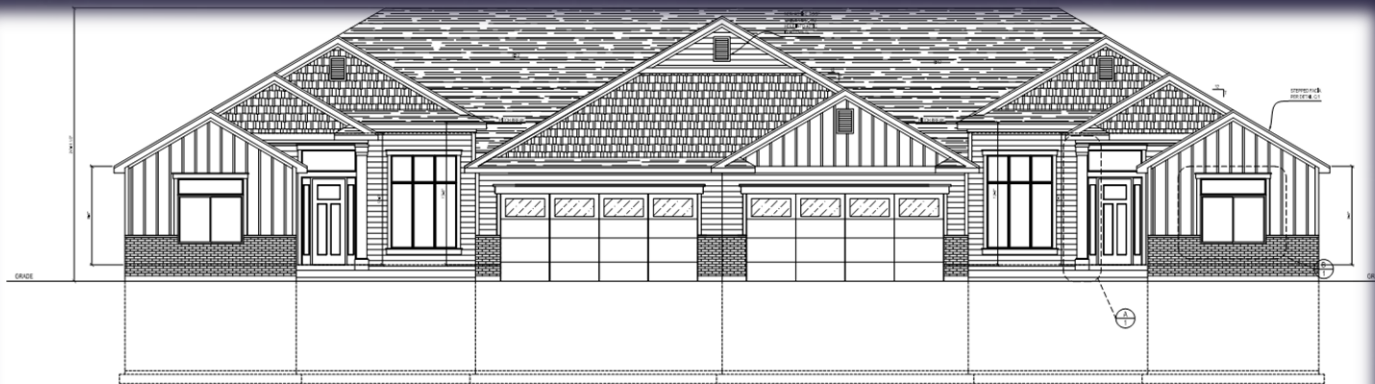




FRONT ELEVATION

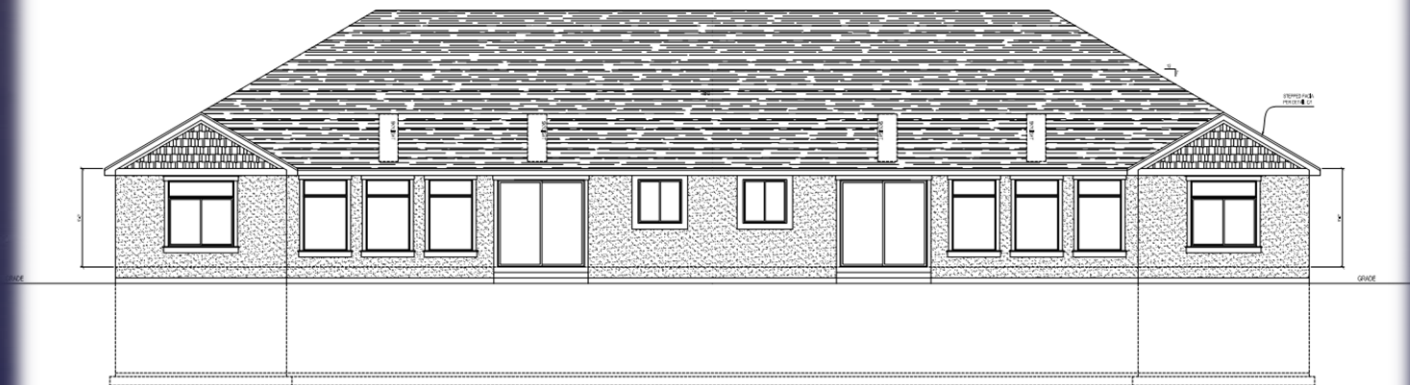
SCALE 1/4" = 1'-0"





FRONT ELEVATION

SCALE 1/4" = 1'-0"



BACK ELEVATION



Advantages:

- PRDs provide a segment of housing that has proven to be in high demand in the City. The development proposed by the applicant appears to be an attractive product that is supported by many of the residential neighbors to the south.

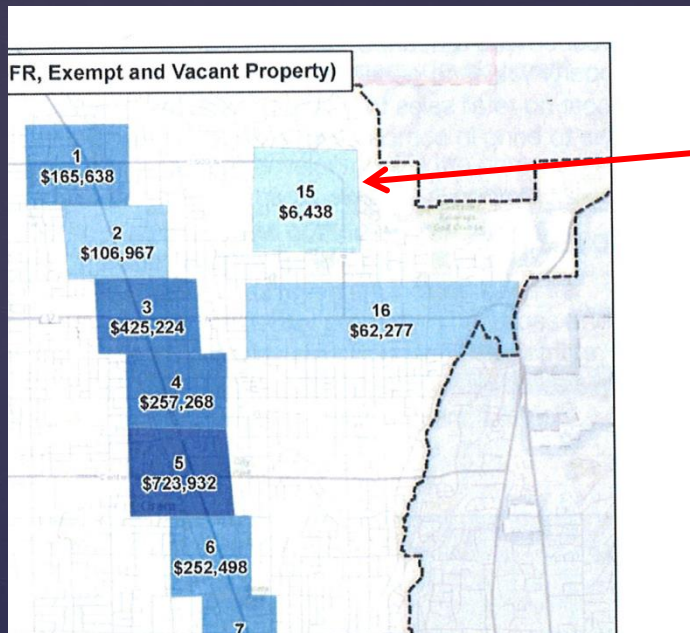
Disadvantages:

- Rezoning the property to PRD would prevent the property from being used for office and technology uses similar to those in the Canyon Park development. These uses generate substantial benefits to the City in terms of tax revenue and job creation. Rezoning the property to PRD would prevent the City from reaping the benefits of additional tax revenue generation and job creation that would accompany development of the property under the PD-6 zone.
- The proposed PRD would be surrounded on three sides by commercial development and thus may not be the most appropriate location for a PRD.

RECOMMENDATION: The Planning Commission recommends the City Council deny the request to amend the General Plan by changing the land use designation on property located at 676 East Timpanogos Parkway from Professional Services to Low Density Residential; deny the request to amend Section 22-5-3(A) and the zoning map of the City of Orem by changing the zone on said property from PD-6 to Planned Residential Development (PRD); and deny the request to amend Appendix “RR” by adding the concept plan and building elevations of the Strawberry Fields PRD on 3.02 acres at 676 East Timpanogos Parkway. Staff supports the recommendation of the Planning Commission.



Share of Physical Sales by Economic District (less SFR, Exempt and Vacant Property)



Economic District 15

| Estimated Tax Revenue to Orem City | Area | Total Tax Revenue to Orem Per Acre | Total Tax Revenue for Strawberry Fields Area |
|------------------------------------|--------------------|------------------------------------|--|
| | EDSP (District 15) | \$ 7,059.00 | \$ 21,316.77 |
| | Da Vinci Average | \$ 1,923.23 | \$ 4,504.74 |

